

TOWNSHIP OF SADDLE BROOK

ZONING BOARD OF ADJUSTMENT AGENDA

November 3, 2025 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday November 3, 2025 at **(Saddle Brook Municipal Complex, 55 Mayhill Street)**

1. CALL THE MEETING TO ORDER

2. FLAG SALUTE

3. OPEN PUBLIC MEETING ACT: adequate notice of this meeting has been sent to all members of the Zoning Board and to all legal newspapers in Accordance with all the Provisions of the “Open Meetings Act”, Chapter 231, P.L. 1975.

4. ROLL CALL

5. NEW BUSINESS

A.) Chris & Lori Stanton, 141 Cambridge Avenue, Block 1506, Lot 31

The Applicant proposes a rear deck, addition, patio and enlarged shed that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

B.) Saddle Brook Board of Education, 540 Saddle River Road, Block 1308, Lot 2

The Applicant proposes a double sided LED ground sign that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

C.) Saddle Brook Board of Education, 225 Market Street, Block 506, Lot 1

The Applicant proposes a double sided LED ground sign that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

6. RESOLUTIONS

A.) Approval Jeremy Rothenberg, 308 South Boulevard, Block 519, Lot 40

B.) Approval 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1

7. MINUTES

Meeting of October 6, 2025 Regular Meeting

8. COMMUNICATIONS

Anthony Kurus to the Zoning Board of Adjustment, 9/04/25 (141 Cambridge Avenue)

David C. Russo to the Zoning Board of Adjustment, 10/06/25 (390 Floral Lane)

9. VOUCHERS

Neglia Engineering Assoc., 10/06/25, Coskun, 101 Westminster Place, Block 519, Lot 62 \$755.00
Neglia Engineering Assoc., 10/06/25, Best Budz, 253 Route 46, Block 120, Lot 5 \$920.00
Neglia Engineering Assoc., 10/06/25, Puccio IV, LLC, 487 Market Street, Block 705, Lot 21 \$690.00
Neglia Engineering Assoc., 10/06/25, 145 Market St., LLC, 145 Market Street, Block 609, Lot 9 \$960.00
Neglia Engineering Assoc., 10/06/25, Larsen, 65 Jamros Terrace, Block 1302, Lot 4 \$410.00
Neglia Engineering Assoc., 10/06/25, 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1 \$230.00
Neglia Engineering Assoc., 10/06/25, Stanton, 141 Cambridge Avenue, Block 1506, Lot 31 \$222.50
Birchwale Pellino & Cialone, LLC, 10/09/25, Rothenberg, 308 South Blvd., Block 519, Lot 10 \$250.00
Birchwale Pellino & Cialone, LLC, 10/24/25, 390 Realty, LLC, 390 Floral Ln., Blk 1402, Lot 1 \$1,137.50
Birchwale Pellino & Cialone, LLC, 10/24/25, GBAR, 405 N. Midland Ave., Block 1401, Lot 12 \$1,050.00
Paparozzi Associates Inc., 10/08/25, Various Residential Applications, \$562.50
Paparozzi Associates Inc., 10/08/25, GBAR, 405 N. Midland Ave., Block 1401, Lot 12 \$603.75
Paparozzi Associates Inc., 10/08/25, 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1 \$321.25
Paparozzi Associates Inc., 10/08/25, Best Budz NJ, LLC, 253 Route 46, Block 120, Lot 5.01 \$675.00
Return of Unused Escrow, Paul Levin, 32 Garden Street, Block 905, Lot 7 \$8.40

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN